HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2011

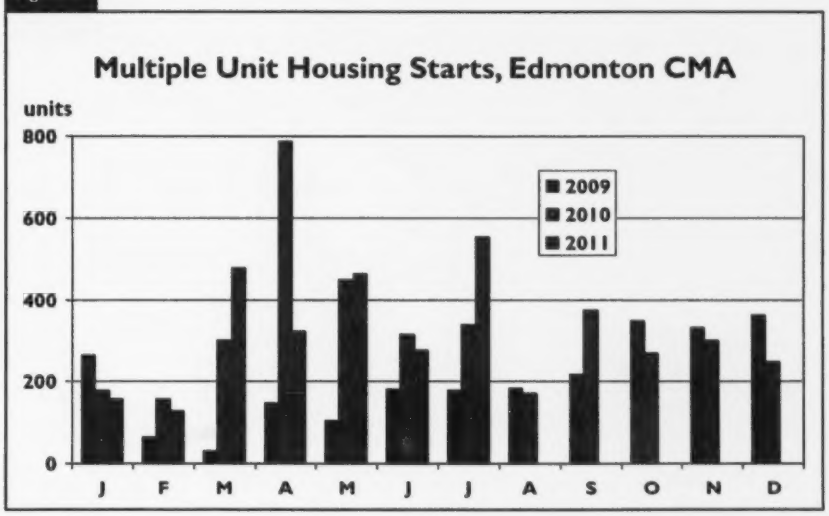
New Home Market

Apartments Bolster Edmonton Housing Starts in July

Housing starts increased across Greater Edmonton in July due to a strong year-over-year upswing in new apartment construction. Total new housing activity in the Edmonton Census Metropolitan Area (CMA) amounted to 1,034 units in July, representing a nine per cent increase from 949 starts in the same month last year. For the year-to-date, housing starts totalled 5,085 units, down 20 per cent from 6,328 units tallied in the first seven months of 2010.

Multiple unit starts, which consist of semi-detached, row, and apartments units, reached 555 units in July, up 64

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
3 Maps of Edmonton
9 Housing Now Report Tables
10 Summary by Market
16 Starts
20 Completions
23 Absorptions
25 Average Price
26 MLS® Activity
27 Economic Indicators

SUBSCRIBE NOW!

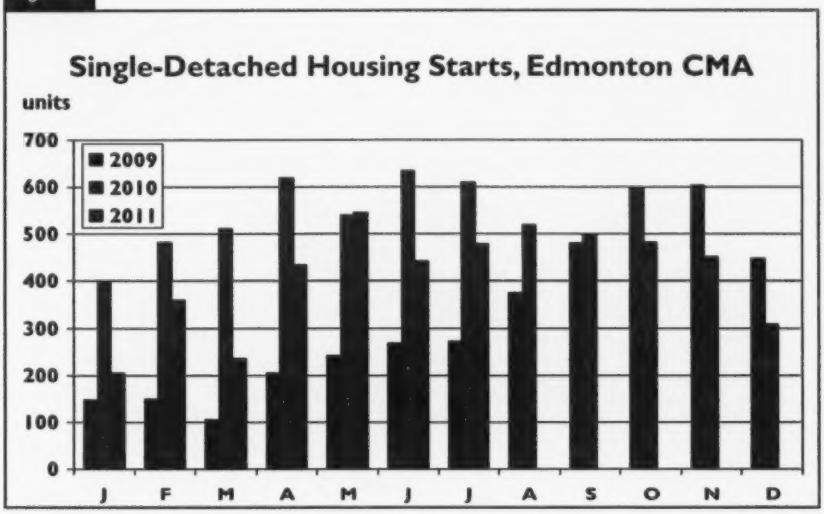
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

per cent from the volumes reported in the same month last year. A three-fold increase in apartment unit starts more than compensated for lower activity in semi-detached and row units, which decreased by nine and 25 per cent respectively. Within the City of Edmonton, activity levels in July more than doubled year-over-year to 356 units. After seven months, multiple dwelling starts of 2,380 units were six per cent below the levels reported to the end of July 2010. Increased apartment starts so far this year have helped to offset lower production in the other categories.

Multiple dwelling completions in July totalled 346 units, down marginally from the same month last year. On a year-to-date basis, multi-unit completions have lagged 2010 levels by 17 per cent and this has held back absorption levels as well. Absorptions in July reached 302 units, representing a 23 per cent increase over the same month last year. So far this year, however, absorptions have lagged 2010 levels by 26 per cent. With July absorptions falling short of completions, inventory levels moved higher on a month-over-month basis compared with June. The total count of completed and unoccupied multiple units stood at 1,023 units in July, largely unchanged from a year prior.

Single-detached home builders poured foundations for 479 units in July, down from the 610 units reported in July of last year. To the end of July,

Figure 2

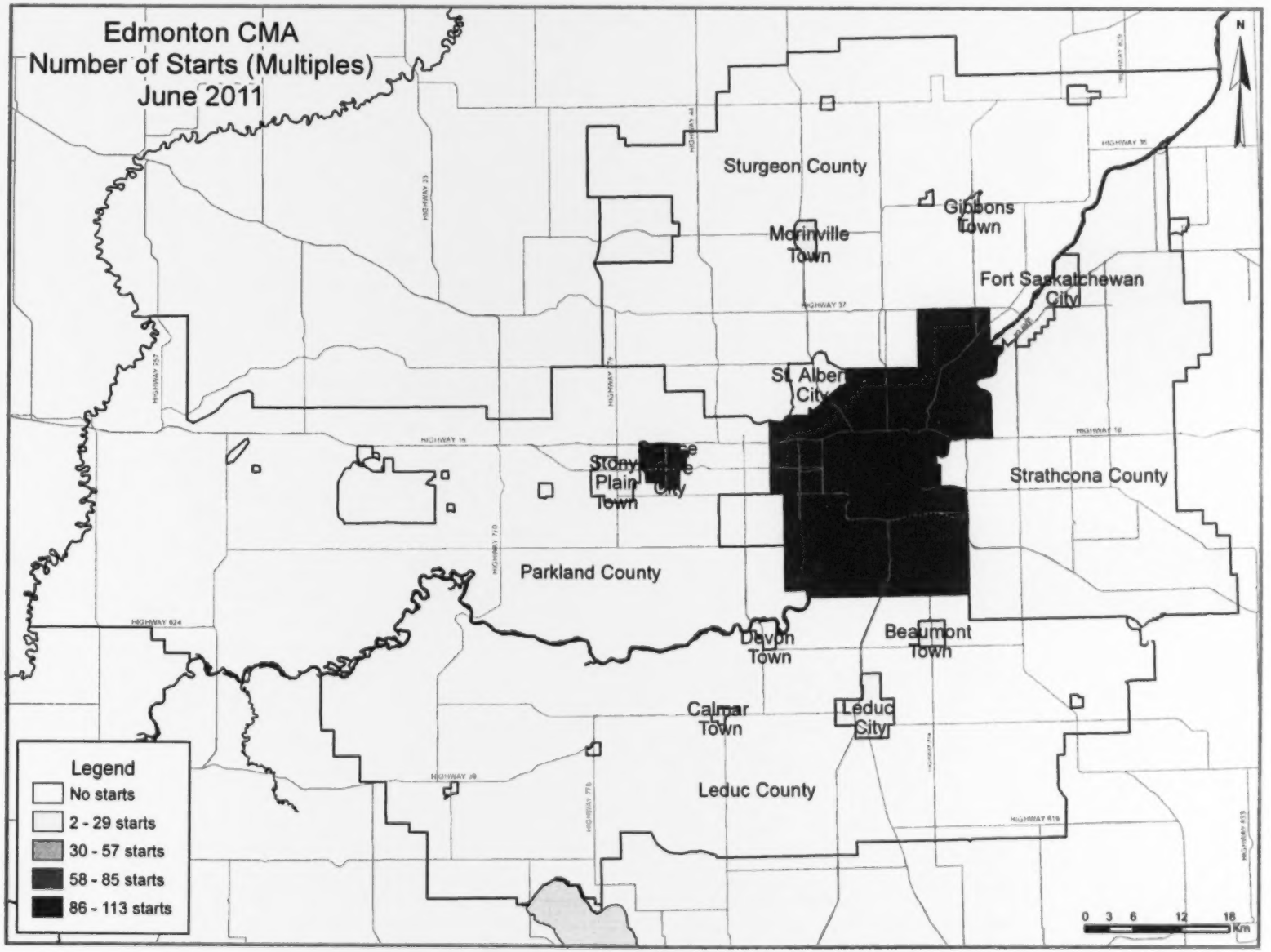


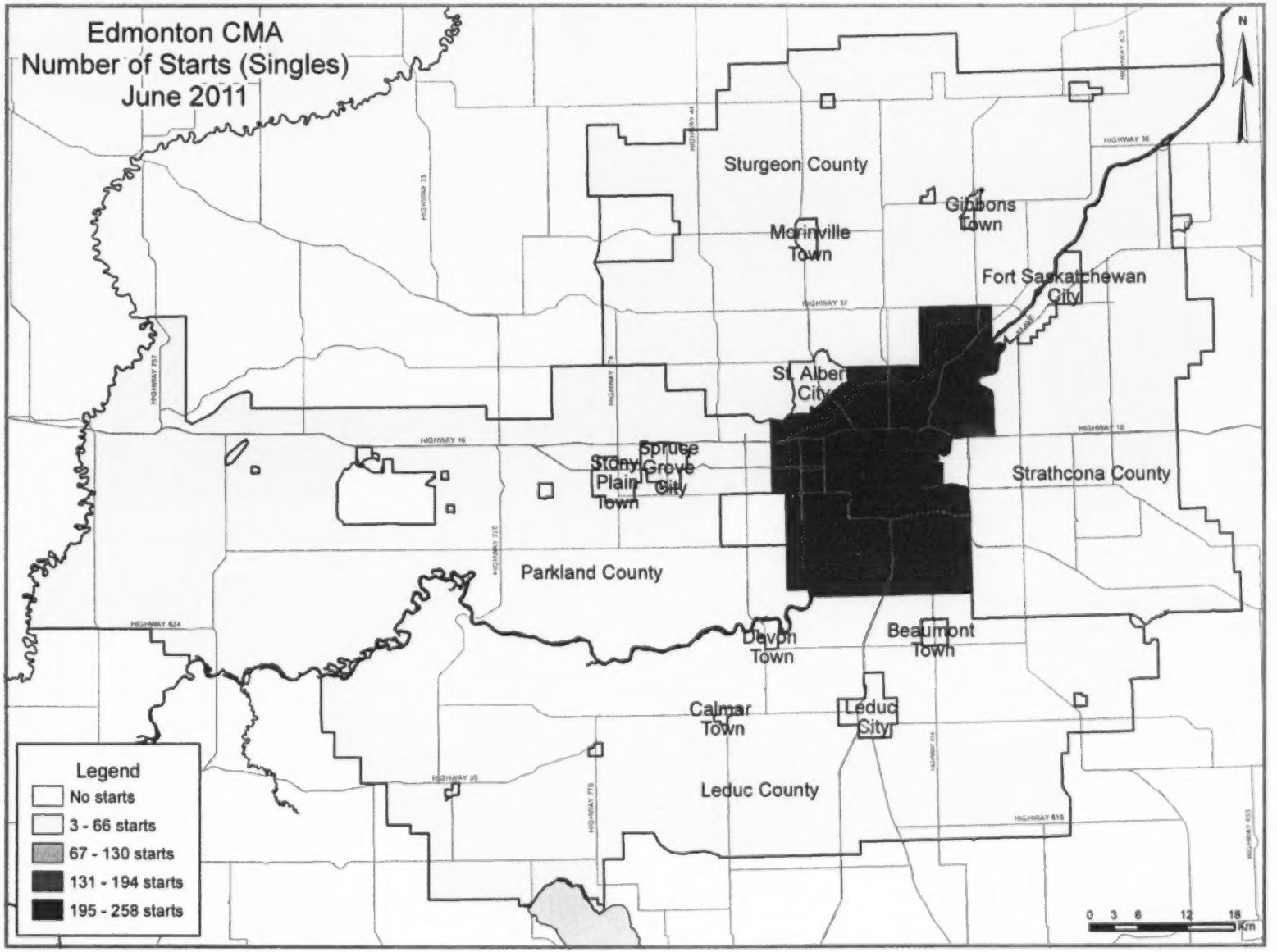
Source: CMHC

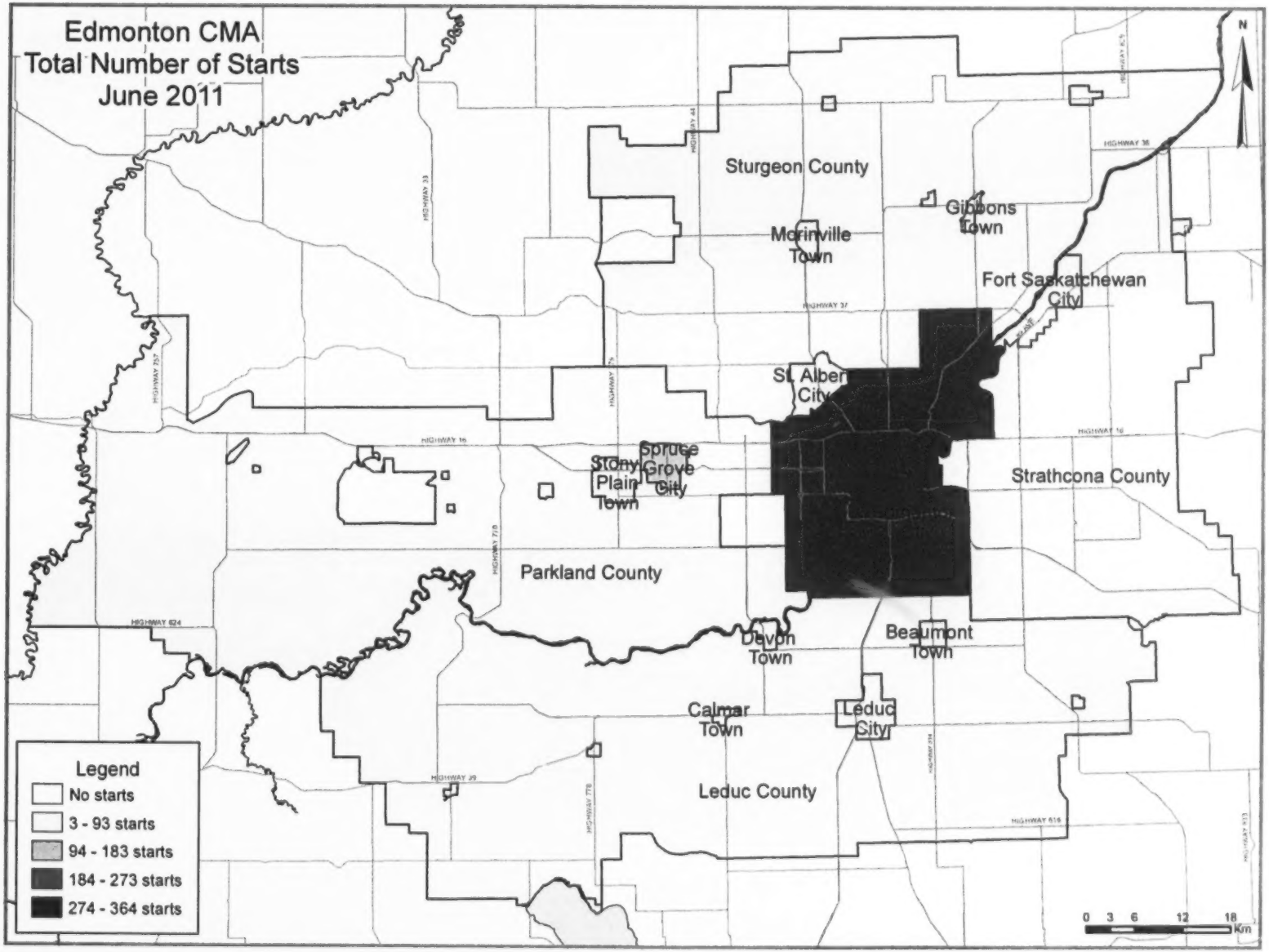
single-detached starts across Metro totalled 2,705 units, down 29 per cent from the first seven months of 2010. Unseasonably damp weather in recent months has hampered development activity across the region. CMHC expects the gap between this year and 2010 to close in the months ahead as production levels improve, but overall volumes are nonetheless forecasted to fall short of last year's 6,062 total single-detached starts.

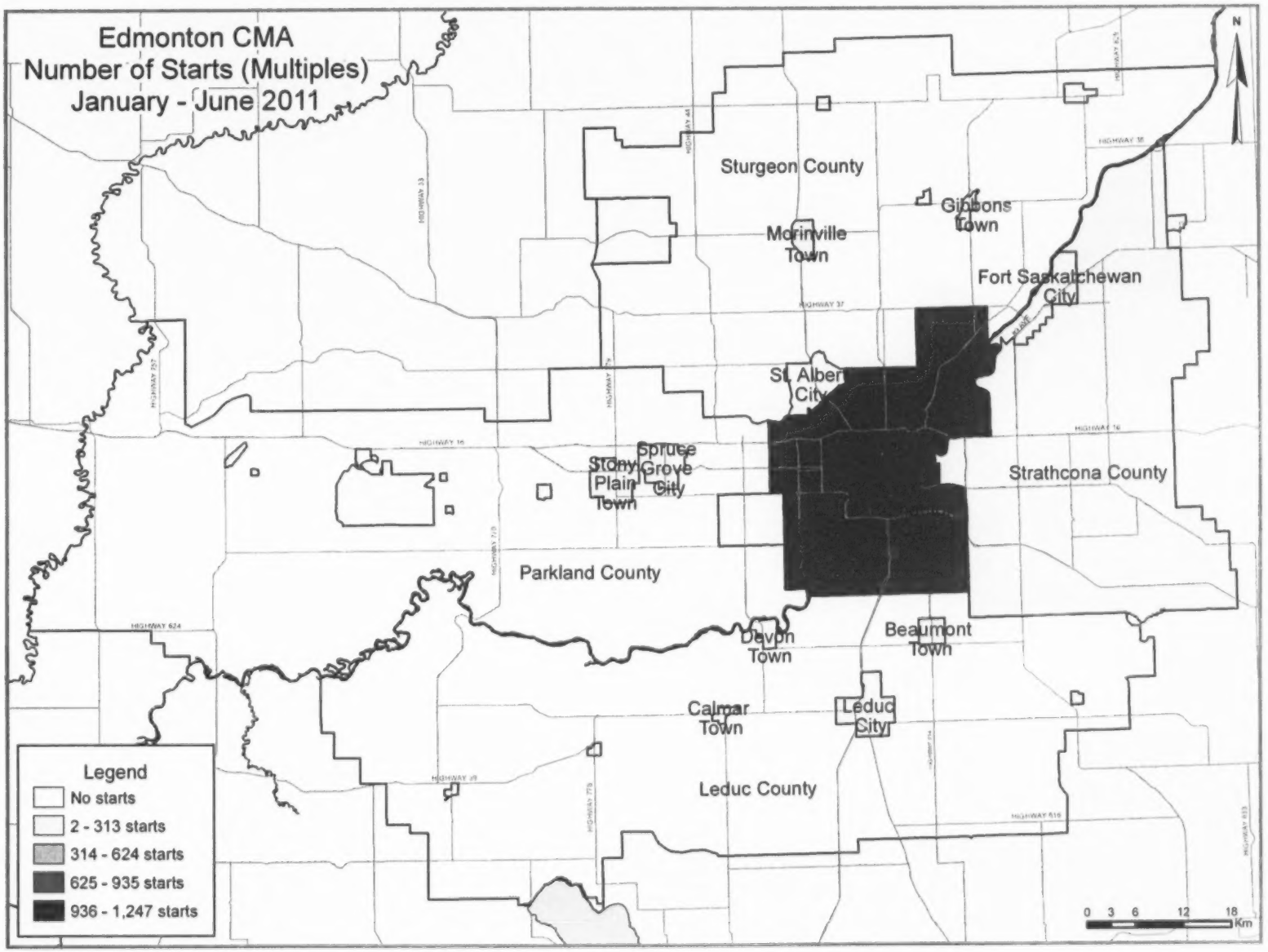
Across the Capital region there were 420 single-detached units completed in July, down 12 per cent year-over-year and representing the lowest amount since May of last year. Absorptions also slowed, decreasing by 22 per cent from July 2010 to 392 units. With completions outpacing absorptions in July, inventories including show homes moved upward from the previous month. At 574 units, the number of completed and unoccupied singles was 50 per cent higher in July than the same month a year prior. However, with units under construction in July down by 23 per cent from this time last year, we look for both completions levels and inventories to be reduced in the coming months.

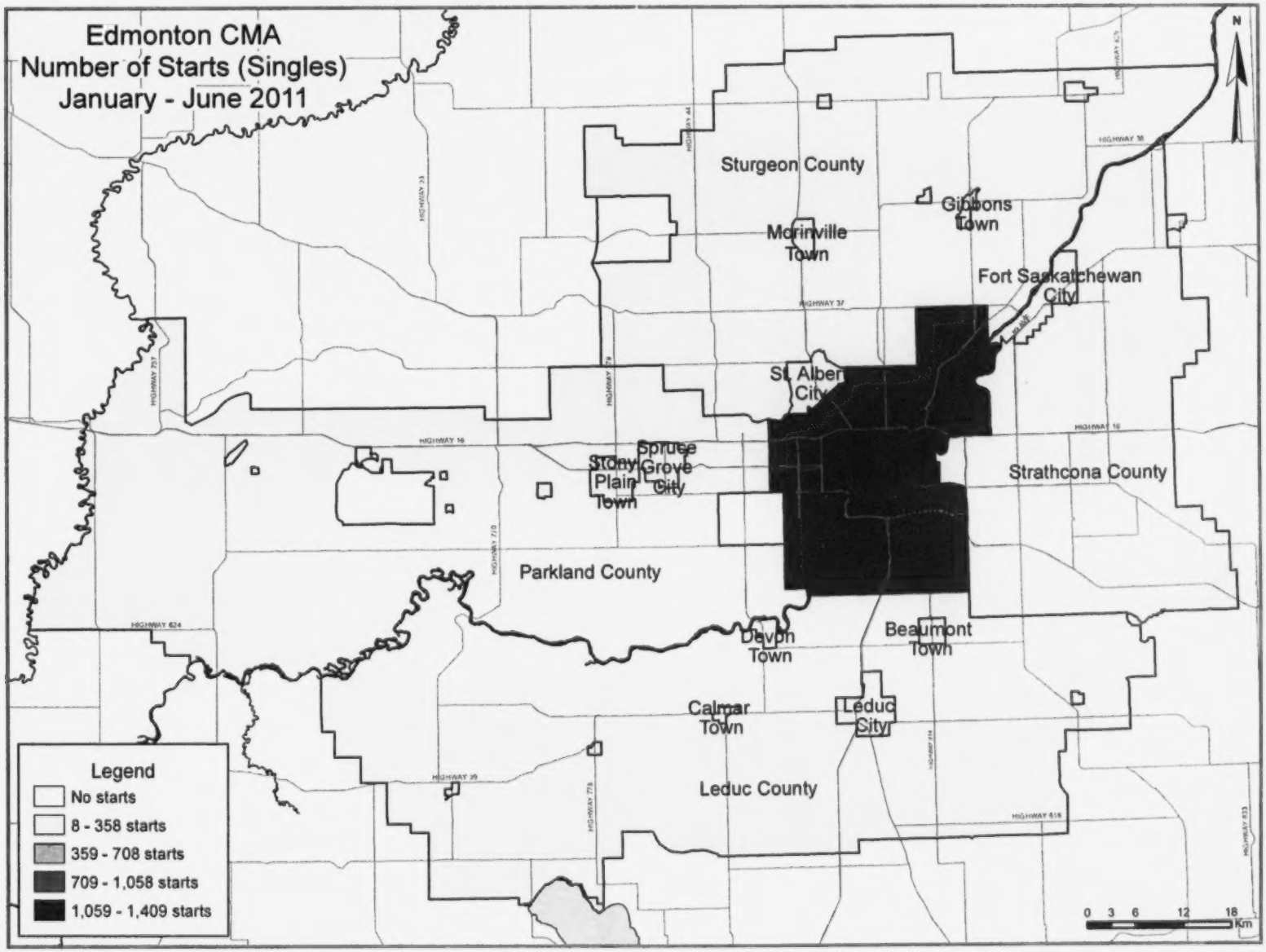
The average price of single-detached units absorbed in July rose by six per cent year-over-year to $554,195. The proportion of units absorbed in July for over $450,000 increased to 56 per cent compared with 50 per cent of units occupied in July 2010.

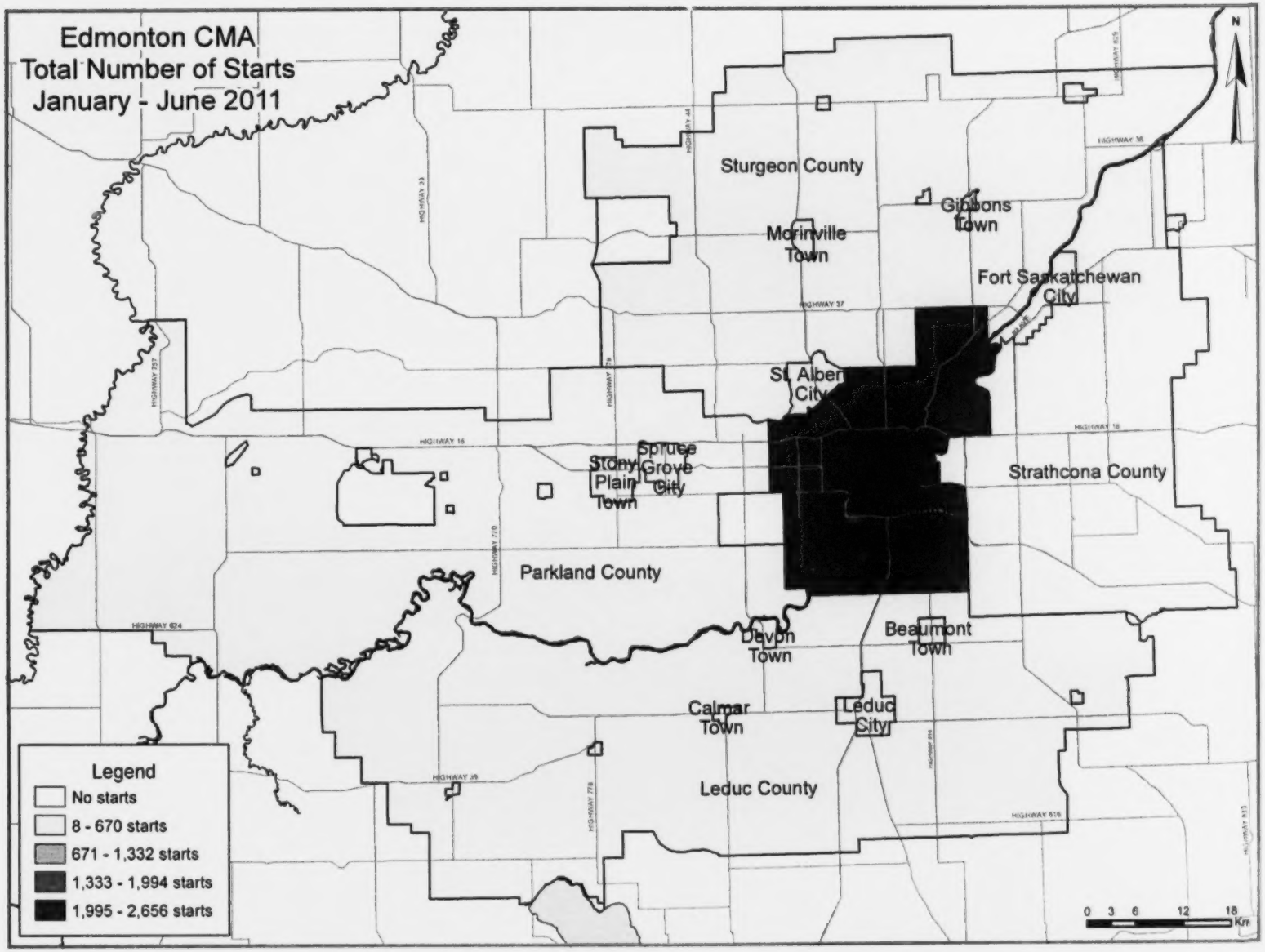

Edmonton CMA
Number of Starts (Multiples)
June 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 624
HIGHWAY 60
HIGHWAY 616
Legend
No starts
2 - 29 starts
30 - 57 starts
58 - 85 starts
86 - 113 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
June 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 66 starts
67 - 130 starts
131 - 194 starts
195 - 258 starts
0 3 6 12 18
Km
N


Edmonton CMA
Total Number of Starts
June 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 93 starts
94 - 183 starts
184 - 273 starts
274 - 364 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - June 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 313 starts
314 - 624 starts
625 - 935 starts
936 - 1,247 starts
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
January - June 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
8 - 358 starts
359 - 708 starts
709 - 1,058 starts
1,059 - 1,409 starts
0 3 6 12 18
Km
N


Edmonton CMA
Total Number of Starts
January - June 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 60
HIGHWAY 824
HIGHWAY 39
HIGHWAY 616
Legend
No starts
8 - 670 starts
671 - 1,332 starts
1,333 - 1,994 starts
1,995 - 2,656 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA July 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2011	479	92	4	0	83	239	0	137	1,034
July 2010	609	112	14	1	87	99	0	27	949
% Change	-21.3	-17.9	-71.4	-100.0	-4.6	141.4	n/a	**	9.0
Year-to-date 2011	2,694	652	58	11	348	718	0	604	5,085
Year-to-date 2010	3,795	800	85	4	501	946	34	163	6,328
% Change	-29.0	-18.5	-31.8	175.0	-30.5	-24.1	-100.0	**	-19.6
UNDER CONSTRUCTION									
July 2011	3,136	694	75	23	885	3,011	17	865	8,706
July 2010	4,116	854	101	14	943	2,601	47	440	9,116
% Change	-23.8	-18.7	-25.7	64.3	-6.2	15.8	-63.8	96.6	-4.5
COMPLETIONS									
July 2011	419	92	10	1	77	160	7	0	766
July 2010	478	120	10	1	134	0	4	82	829
% Change	-12.3	-23.3	0.0	0.0	-42.5	n/a	75.0	-100.0	-7.6
Year-to-date 2011	3,220	572	73	2	368	743	68	117	5,163
Year-to-date 2010	2,706	664	62	5	489	886	4	242	5,058
% Change	19.0	-13.9	17.7	-60.0	-24.7	-16.1	**	-51.7	2.1
COMPLETED & NOT ABSORBED									
July 2011	571	92	8	2	167	732	1	24	1,597
July 2010	381	91	19	1	167	654	1	89	1,403
% Change	49.9	1.1	-57.9	100.0	0.0	11.9	0.0	-73.0	13.8
ABSORBED									
July 2011	392	71	12	0	64	135	0	20	694
July 2010	504	94	10	1	119	13	4	6	751
% Change	-22.2	-24.5	20.0	-100.0	-46.2	**	-100.0	**	-7.6
Year-to-date 2011	3,177	560	78	1	362	629	3	89	4,899
Year-to-date 2010	2,721	628	54	4	560	966	7	102	5,042
% Change	16.8	-10.8	44.4	-75.0	-35.4	-34.9	-57.1	-12.7	-2.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2011	289	58	0	0	59	239	0	0	645
July 2010	344	62	14	0	68	0	0	27	515
Beaumont Town									
July 2011	18	0	0	0	0	0	0	66	84
July 2010	19	4	0	1	0	0	0	0	24
Devon Town									
July 2011	2	2	0	0	0	0	0	0	4
July 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2011	21	4	0	0	0	0	0	71	96
July 2010	26	14	0	0	0	0	0	0	40
Leduc City									
July 2011	13	0	0	0	0	0	0	0	13
July 2010	32	2	0	0	4	80	0	0	118
Leduc County									
July 2011	10	0	0	0	0	0	0	0	10
July 2010	20	0	0	0	0	0	0	0	20
Morinville Town									
July 2011	0	2	0	0	0	0	0	0	2
July 2010	11	0	0	0	0	0	0	0	11
Parkland County									
July 2011	17	2	0	0	0	0	0	0	19
July 2010	18	0	0	0	0	0	0	0	18
Spruce Grove City									
July 2011	18	18	4	0	14	0	0	0	54
July 2010	27	26	0	0	0	0	0	0	53
St. Albert City									
July 2011	28	0	0	0	0	0	0	0	28
July 2010	33	0	0	0	0	0	0	0	33
Stony Plain Town									
July 2011	11	0	0	0	0	0	0	0	11
July 2010	10	0	0	0	0	0	0	0	10
Strathcona County									
July 2011	25	6	0	0	6	0	0	0	37
July 2010	39	4	0	0	15	0	0	0	58
Sturgeon County									
July 2011	19	0	0	0	0	0	0	0	19
July 2010	22	0	0	0	0	0	0	0	22
Remainder of the CMA									
July 2011	8	0	0	0	4	0	0	0	12
July 2010	8	0	0	0	0	19	0	0	27
Edmonton CMA									
July 2011	479	92	4	0	83	239	0	137	1,034
July 2010	609	112	14	1	87	99	0	27	949

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2011	1,808	532	45	22	708	2,364	13	288	5,780
July 2010	2,195	544	69	7	675	2,209	35	164	5,898
Beaumont Town									
July 2011	172	14	0	0	0	0	0	66	252
July 2010	205	18	0	1	32	0	0	0	256
Devon Town									
July 2011	11	2	0	0	5	0	0	0	18
July 2010	12	12	0	0	10	0	0	28	62
Fort Saskatchewan City									
July 2011	131	26	0	0	4	0	0	223	384
July 2010	185	52	11	0	25	0	0	152	425
Leduc City									
July 2011	97	22	0	0	12	160	0	151	442
July 2010	314	52	0	0	22	165	0	96	649
Leduc County									
July 2011	91	0	0	0	0	0	0	0	91
July 2010	90	0	0	0	0	0	0	0	90
Morinville Town									
July 2011	42	4	4	0	34	0	0	0	84
July 2010	74	2	4	0	44	20	0	0	144
Parkland County									
July 2011	129	2	0	0	0	0	0	0	131
July 2010	155	0	0	0	0	0	0	0	155
Spruce Grove City									
July 2011	107	54	22	1	24	99	0	103	410
July 2010	169	90	9	0	8	0	0	0	276
St. Albert City									
July 2011	133	0	0	0	0	36	0	0	169
July 2010	158	2	0	0	0	36	0	0	196
Stony Plain Town									
July 2011	51	10	4	0	36	141	0	0	242
July 2010	67	12	4	0	68	119	12	0	282
Strathcona County									
July 2011	214	24	0	0	58	211	0	34	541
July 2010	328	68	4	6	59	0	0	0	465
Sturgeon County									
July 2011	106	0	0	0	0	0	0	0	106
July 2010	106	0	0	0	0	0	0	0	106
Remainder of the CMA									
July 2011	44	4	0	0	4	0	4	0	56
July 2010	58	2	0	0	0	52	0	0	112
Edmonton CMA									
July 2011	3,136	694	75	23	885	3,011	17	865	8,706
July 2010	4,116	854	101	14	943	2,601	47	440	9,116

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2011	222	58	7	0	42	95	7	0	431
July 2010	266	62	3	0	78	0	0	0	409
Beaumont Town									
July 2011	5	4	0	0	0	0	0	0	9
July 2010	3	4	0	0	0	0	0	0	7
Devon Town									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2011	25	4	0	1	13	0	0	0	43
July 2010	19	22	7	0	0	0	0	0	48
Leduc City									
July 2011	19	0	0	0	0	0	0	0	19
July 2010	21	4	0	0	38	0	4	0	67
Leduc County									
July 2011	15	0	0	0	0	0	0	0	15
July 2010	6	0	0	0	0	0	0	0	6
Morinville Town									
July 2011	6	0	0	0	0	0	0	0	6
July 2010	9	0	0	0	0	0	0	0	9
Parkland County									
July 2011	21	0	0	0	0	0	0	0	21
July 2010	11	0	0	0	0	0	0	0	11
Spruce Grove City									
July 2011	12	24	3	0	0	0	0	0	39
July 2010	42	6	0	0	0	0	0	0	48
St. Albert City									
July 2011	20	0	0	0	0	65	0	0	85
July 2010	21	6	0	0	8	0	0	82	117
Stony Plain Town									
July 2011	8	0	0	0	0	0	0	0	8
July 2010	7	2	0	0	0	0	0	0	9
Strathcona County									
July 2011	40	2	0	0	22	0	0	0	64
July 2010	45	12	0	1	10	0	0	0	68
Sturgeon County									
July 2011	16	0	0	0	0	0	0	0	16
July 2010	23	0	0	0	0	0	0	0	23
Remainder of the CMA									
July 2011	7	0	0	0	0	0	0	0	7
July 2010	3	2	0	0	0	0	0	0	5
Edmonton CMA									
July 2011	419	92	10	1	77	160	7	0	766
July 2010	478	120	10	1	134	0	4	82	829

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2011	254	50	5	0	81	540	1	0	931
July 2010	183	51	9	1	97	440	1	37	819
Beaumont Town									
July 2011	27	0	0	0	1	0	0	0	28
July 2010	8	0	0	0	2	0	0	0	10
Devon Town									
July 2011	2	0	0	0	5	0	0	0	7
July 2010	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2011	49	9	0	1	25	46	0	12	142
July 2010	28	19	3	0	17	67	0	0	134
Leduc City									
July 2011	41	9	0	0	8	20	0	0	78
July 2010	22	0	0	0	20	46	0	40	128
Leduc County									
July 2011	2	0	0	0	0	0	0	0	2
July 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
July 2011	20	0	0	0	12	0	0	0	32
July 2010	9	0	3	0	9	0	0	0	21
Parkland County									
July 2011	21	2	0	0	0	0	0	0	23
July 2010	6	0	0	0	0	0	0	0	6
Spruce Grove City									
July 2011	28	16	2	0	0	74	0	0	120
July 2010	21	7	4	0	0	93	0	0	125
St. Albert City									
July 2011	31	0	0	0	1	46	0	0	78
July 2010	26	5	0	0	4	0	0	0	35
Stony Plain Town									
July 2011	24	0	0	0	20	0	0	0	44
July 2010	20	0	0	0	13	4	0	0	37
Strathcona County									
July 2011	67	4	1	1	14	0	0	12	99
July 2010	55	7	0	0	5	4	0	12	83
Sturgeon County									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
July 2011	5	2	0	0	0	6	0	0	13
July 2010	0	2	0	0	0	0	0	0	2
Edmonton CMA									
July 2011	571	92	8	2	167	732	1	24	1,597
July 2010	381	91	19	1	167	654	1	89	1,403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2011	204	40	7	0	40	93	0	0	384
July 2010	287	55	0	0	74	6	0	6	428
Beaumont Town									
July 2011	6	4	0	0	0	0	0	0	10
July 2010	3	4	0	0	0	0	0	0	7
Devon Town									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2011	22	6	0	0	7	2	0	20	57
July 2010	19	16	5	0	1	0	0	0	41
Leduc City									
July 2011	10	1	0	0	0	0	0	0	11
July 2010	25	6	0	0	24	1	4	0	60
Leduc County									
July 2011	13	0	0	0	0	0	0	0	13
July 2010	6	0	0	0	0	0	0	0	6
Morinville Town									
July 2011	7	0	0	0	3	0	0	0	10
July 2010	8	0	4	0	0	6	0	0	18
Parkland County									
July 2011	19	0	0	0	0	0	0	0	19
July 2010	11	0	0	0	0	0	0	0	11
Spruce Grove City									
July 2011	17	17	5	0	0	19	0	0	58
July 2010	41	0	1	0	0	0	0	0	42
St. Albert City									
July 2011	18	0	0	0	0	19	0	0	37
July 2010	22	4	0	0	6	0	0	0	32
Stony Plain Town									
July 2011	9	1	0	0	0	0	0	0	10
July 2010	10	2	0	0	3	0	0	0	15
Strathcona County									
July 2011	42	2	0	0	14	1	0	0	59
July 2010	43	7	0	1	11	0	0	0	62
Sturgeon County									
July 2011	16	0	0	0	0	0	0	0	16
July 2010	23	0	0	0	0	0	0	0	23
Remainder of the CMA									
July 2011	6	0	0	0	0	1	0	0	7
July 2010	4	0	0	0	0	0	0	0	4
Edmonton CMA									
July 2011	392	71	12	0	64	135	0	20	694
July 2010	504	94	10	1	119	13	4	6	751

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Edmonton City	289	344	60	64	57	80	239	27	645	515	25.2
Beaumont Town	18	20	0	4	0	0	66	0	84	24	**
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	2	0	2	0	0	0	0	0	4	0	n/a
Fort Saskatchewan City	21	26	4	14	0	0	71	0	96	40	140.0
Gibbons Town	3	2	0	0	0	0	0	7	3	9	-66.7
Leduc City	13	32	0	2	0	4	0	80	13	118	-89.0
Leduc County	10	20	0	0	0	0	0	0	10	20	-50.0
Morinville Town	0	11	2	0	0	0	0	0	2	11	-81.8
Parkland County	17	18	2	0	0	0	0	0	19	18	5.6
Spruce Grove City	18	27	28	26	8	0	0	0	54	53	1.9
St. Albert City	28	33	0	0	0	0	0	0	28	33	-15.2
Stony Plain Town	11	10	0	0	0	0	0	0	11	10	10.0
Strathcona County	25	39	8	6	4	13	0	0	37	58	-36.2
Sturgeon County	19	22	0	0	0	0	0	0	19	22	-13.6
Remainder of the CMA	5	5	0	0	4	0	0	12	9	17	-47.1
Edmonton CMA	479	610	106	116	73	97	376	126	1,034	949	9.0

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,698	2,159	522	590	281	451	800	801	3,301	4,001	-17.5
Beaumont Town	119	139	14	26	0	0	66	0	199	165	20.6
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	10	4	2	4	0	5	0	28	12	41	-70.7
Fort Saskatchewan City	112	171	30	54	0	11	71	0	213	236	-9.7
Gibbons Town	12	11	0	0	0	0	0	7	12	18	-33.3
Leduc City	90	207	14	20	8	4	207	261	319	492	-35.2
Leduc County	51	65	0	0	0	0	0	0	51	65	-21.5
Morinville Town	39	75	4	0	0	7	0	0	43	82	-47.6
Parkland County	70	120	2	0	0	0	0	0	72	120	-40.0
Spruce Grove City	96	200	92	98	16	8	103	0	307	306	0.3
St. Albert City	109	131	0	2	0	0	0	0	109	133	-18.0
Stony Plain Town	56	66	10	12	0	12	0	0	66	90	-26.7
Strathcona County	152	310	34	68	25	46	75	0	286	424	-32.5
Sturgeon County	70	101	0	0	0	0	0	0	70	101	-30.7
Remainder of the CMA	21	39	0	2	4	0	0	12	25	53	-52.8
Edmonton CMA	2,705	3,799	724	876	334	544	1,322	1,109	5,085	6,328	-19.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Edmonton City	57	80	0	0	239	0	0	27
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	7	0	0
Leduc City	0	4	0	0	0	80	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	13	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	12	0	0
Edmonton CMA	73	97	0	0	239	99	137	27

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	281	429	0	22	563	762	237	39
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	7	0	0
Leduc City	8	4	0	0	80	165	127	96
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	7	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	8	0	0	0	0	103	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	12	0	0	0	0
Strathcona County	25	46	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	12	0	0
Edmonton CMA	334	510	0	34	718	946	604	163

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Edmonton City	347	420	298	68	0	27	645	515
Beaumont Town	18	23	0	1	66	0	84	24
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	4	0	0	0	0	0	4	0
Fort Saskatchewan City	25	40	0	0	71	0	96	40
Gibbons Town	3	2	0	7	0	0	3	9
Leduc City	13	34	0	84	0	0	13	118
Leduc County	10	20	0	0	0	0	10	20
Morinville Town	2	11	0	0	0	0	2	11
Parkland County	19	18	0	0	0	0	19	18
Spruce Grove City	40	53	14	0	0	0	54	53
St. Albert City	28	33	0	0	0	0	28	33
Stony Plain Town	11	10	0	0	0	0	11	10
Strathcona County	31	43	6	15	0	0	37	58
Sturgeon County	19	22	0	0	0	0	19	22
Remainder of the CMA	5	5	4	12	0	0	9	17
Edmonton CMA	575	735	322	187	137	27	1,034	949

Table 2.5: Starts by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	2,222	2,747	842	1,193	237	61	3,301	4,001
Beaumont Town	133	156	0	9	66	0	199	165
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	12	8	0	5	0	28	12	41
Fort Saskatchewan City	138	236	4	0	71	0	213	236
Gibbons Town	12	11	0	7	0	0	12	18
Leduc City	104	227	88	169	127	96	319	492
Leduc County	51	65	0	0	0	0	51	65
Morinville Town	43	82	0	0	0	0	43	82
Parkland County	72	120	0	0	0	0	72	120
Spruce Grove City	179	298	25	8	103	0	307	306
St. Albert City	109	133	0	0	0	0	109	133
Stony Plain Town	66	78	0	0	0	12	66	90
Strathcona County	172	376	114	48	0	0	286	424
Sturgeon County	70	101	0	0	0	0	70	101
Remainder of the CMA	21	41	4	12	0	0	25	53
Edmonton CMA	3,404	4,680	1,077	1,451	604	197	5,085	6,328

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Edmonton City	222	266	82	78	32	65	95	0	431	409	5.4
Beaumont Town	5	3	4	4	0	0	0	0	9	7	28.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	3	2	0	0	0	0	0	0	3	2	50.0
Fort Saskatchewan City	26	19	8	22	9	7	0	0	43	48	-10.4
Gibbons Town	6	0	0	0	0	0	0	0	6	0	n/a
Leduc City	19	21	0	18	0	28	0	0	19	67	-71.6
Leduc County	15	6	0	0	0	0	0	0	15	6	150.0
Morinville Town	6	9	0	0	0	0	0	0	6	9	-33.3
Parkland County	21	11	0	0	0	0	0	0	21	11	90.9
Spruce Grove City	12	42	24	6	3	0	0	0	39	48	-18.8
St. Albert City	20	21	0	6	0	8	65	82	85	117	-27.4
Stony Plain Town	8	7	0	2	0	0	0	0	8	9	-11.1
Strathcona County	40	46	2	16	22	6	0	0	64	68	-5.9
Sturgeon County	16	23	0	0	0	0	0	0	16	23	-30.4
Remainder of the CMA	1	3	0	2	0	0	0	0	1	5	-80.0
Edmonton CMA	420	479	120	154	66	114	160	82	766	829	-7.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,795	1,638	440	486	255	303	693	999	3,183	3,426	-7.1
Beaumont Town	150	19	32	10	0	6	0	0	182	35	**
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	7	3	2	0	5	10	28	0	42	13	**
Fort Saskatchewan City	133	99	40	84	24	15	71	0	268	198	35.4
Gibbons Town	13	9	0	0	0	0	0	0	13	9	44.4
Leduc City	205	85	30	36	6	48	0	47	241	216	11.6
Leduc County	58	35	0	2	0	0	0	0	58	37	56.8
Morinville Town	52	34	0	2	27	10	3	0	82	46	78.3
Parkland County	125	88	2	0	0	0	0	0	127	88	44.3
Spruce Grove City	134	167	76	42	11	8	0	0	221	217	1.8
St. Albert City	89	102	4	22	0	24	65	82	158	230	-31.3
Stony Plain Town	53	68	8	10	28	0	0	0	89	78	14.1
Strathcona County	245	249	42	72	49	25	0	0	336	346	-2.9
Sturgeon County	121	97	0	2	0	0	0	0	121	99	22.2
Remainder of the CMA	37	18	0	2	0	0	0	0	37	20	85.0
Edmonton CMA	3,222	2,711	676	770	405	449	860	1,128	5,163	5,058	2.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Edmonton City	25	65	7	0	95	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	9	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	24	0	4	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	65	0	0	82
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	22	6	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	59	110	7	4	160	0	0	82

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	202	303	53	0	678	886	15	113
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	28	0
Fort Saskatchewan City	24	15	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	44	0	4	0	0	0	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	24	10	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	11	8	0	0	0	0	0	0
St. Albert City	0	24	0	0	65	0	0	82
Stony Plain Town	16	0	12	0	0	0	0	0
Strathcona County	49	25	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	337	445	68	4	743	886	117	242

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Edmonton City	287	331	137	78	7	0	431	409
Beaumont Town	9	7	0	0	0	0	9	7
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	3	2	0	0	0	0	3	2
Fort Saskatchewan City	29	48	14	0	0	0	43	48
Gibbons Town	6	0	0	0	0	0	6	0
Leduc City	19	25	0	38	0	4	19	67
Leduc County	15	6	0	0	0	0	15	6
Morinville Town	6	9	0	0	0	0	6	9
Parkland County	21	11	0	0	0	0	21	11
Spruce Grove City	39	48	0	0	0	0	39	48
St. Albert City	20	27	65	8	0	82	85	117
Stony Plain Town	8	9	0	0	0	0	8	9
Strathcona County	42	57	22	11	0	0	64	68
Sturgeon County	16	23	0	0	0	0	16	23
Remainder of the CMA	1	5	0	0	0	0	1	5
Edmonton CMA	521	608	238	135	7	86	766	829

Table 3.5: Completions by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	2,202	2,087	913	1,226	68	113	3,183	3,426
Beaumont Town	168	29	14	6	0	0	182	35
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	9	3	5	10	28	0	42	13
Fort Saskatchewan City	179	193	18	5	71	0	268	198
Gibbons Town	13	9	0	0	0	0	13	9
Leduc City	233	107	8	58	0	51	241	216
Leduc County	58	37	0	0	0	0	58	37
Morinville Town	56	46	20	0	6	0	82	46
Parkland County	127	88	0	0	0	0	127	88
Spruce Grove City	217	217	4	0	0	0	221	217
St. Albert City	93	118	65	30	0	82	158	230
Stony Plain Town	61	72	16	6	12	0	89	78
Strathcona County	286	307	50	39	0	0	336	346
Sturgeon County	121	99	0	0	0	0	121	99
Remainder of the CMA	37	20	0	0	0	0	37	20
Edmonton CMA	3,865	3,432	1,113	1,380	185	246	5,163	5,058

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2011	21	10.9	59	30.6	48	24.9	25	13.0	40	20.7	193	490,100	569,929
July 2010	36	12.9	101	36.2	60	21.5	36	12.9	46	16.5	279	452,900	545,388
Year-to-date 2011	205	12.0	552	32.4	426	25.0	230	13.5	290	17.0	1,703	465,800	544,301
Year-to-date 2010	274	17.1	697	43.6	317	19.8	130	8.1	180	11.3	1,598	425,000	483,274
Beaumont Town													
July 2011	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
July 2010	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2011	29	21.5	67	49.6	26	19.3	7	5.2	6	4.4	135	400,638	418,160
Year-to-date 2010	9	42.9	7	33.3	3	14.3	1	4.8	1	4.8	21	385,000	394,842
Calmar Town													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
July 2011	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
July 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Fort Saskatchewan City													
July 2011	0	0.0	18	81.8	3	13.6	0	0.0	1	4.5	22	417,500	423,664
July 2010	2	10.5	11	57.9	4	21.1	0	0.0	2	10.5	19	395,500	440,905
Year-to-date 2011	4	3.1	87	68.5	20	15.7	10	7.9	6	4.7	127	408,000	442,692
Year-to-date 2010	27	26.7	57	56.4	10	9.9	4	4.0	3	3.0	101	373,000	394,965
Gibbons Town													
July 2011	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	--	--
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	6	46.2	4	30.8	3	23.1	0	0.0	0	0.0	13	360,000	389,577
Year-to-date 2010	4	44.4	5	55.6	0	0.0	0	0.0	0	0.0	9	--	--
Leduc City													
July 2011	3	30.0	4	40.0	1	10.0	2	20.0	0	0.0	10	414,236	436,773
July 2010	6	24.0	3	12.0	7	28.0	8	32.0	1	4.0	25	535,000	483,990
Year-to-date 2011	75	38.1	86	43.7	24	12.2	10	5.1	2	1.0	197	375,900	387,199
Year-to-date 2010	44	46.3	28	29.5	12	12.6	10	10.5	1	1.1	95	360,400	385,546
Leduc County													
July 2011	2	15.4	3	23.1	4	30.8	2	15.4	2	15.4	13	513,900	470,238
July 2010	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2011	11	19.0	13	22.4	14	24.1	13	22.4	7	12.1	58	502,200	485,758
Year-to-date 2010	7	20.6	9	26.5	12	35.3	4	11.8	2	5.9	34	460,450	452,575
Morinville Town													
July 2011	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
July 2010	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2011	16	35.6	26	57.8	3	6.7	0	0.0	0	0.0	45	371,100	376,622
Year-to-date 2010	14	31.1	25	55.6	6	13.3	0	0.0	0	0.0	45	376,500	374,687

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2011	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
July 2010	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
Year-to-date 2011	2	4.8	6	14.3	7	16.7	5	11.9	22	52.4	42	710,000	697,799
Year-to-date 2010	17	27.9	11	18.0	4	6.6	5	8.2	24	39.3	61	483,000	565,804
Spruce Grove City													
July 2011	0	0.0	6	42.9	3	21.4	5	35.7	0	0.0	14	464,945	483,951
July 2010	5	12.5	22	55.0	7	17.5	4	10.0	2	5.0	40	398,438	431,348
Year-to-date 2011	13	10.7	71	58.7	22	18.2	13	10.7	2	1.7	121	421,609	434,160
Year-to-date 2010	46	29.1	84	53.2	19	12.0	6	3.8	3	1.9	158	374,963	391,015
St. Albert City													
July 2011	0	0.0	3	17.6	4	23.5	6	35.3	4	23.5	17	571,300	605,759
July 2010	0	0.0	6	28.6	6	28.6	5	23.8	4	19.0	21	492,900	622,748
Year-to-date 2011	1	1.1	23	25.3	28	30.8	22	24.2	17	18.7	91	520,500	565,514
Year-to-date 2010	1	1.0	29	29.0	34	34.0	20	20.0	16	16.0	100	499,350	567,406
Stony Plain Town													
July 2011	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	--	--
July 2010	4	44.4	3	33.3	0	0.0	1	11.1	1	11.1	9	--	--
Year-to-date 2011	12	25.5	27	57.4	7	14.9	0	0.0	1	2.1	47	399,000	375,683
Year-to-date 2010	25	37.3	32	47.8	5	7.5	1	1.5	4	6.0	67	378,491	426,696
Strathcona County													
July 2011	0	0.0	9	23.1	12	30.8	8	20.5	10	25.6	39	538,000	707,077
July 2010	0	0.0	18	41.9	16	37.2	5	11.6	4	9.3	43	459,000	528,837
Year-to-date 2011	0	0.0	71	29.1	83	34.0	44	18.0	46	18.9	244	500,000	584,086
Year-to-date 2010	3	1.4	82	37.3	67	30.5	25	11.4	43	19.5	220	479,000	587,445
Sturgeon County													
July 2011	2	12.5	2	12.5	2	12.5	2	12.5	8	50.0	16	635,000	580,938
July 2010	9	39.1	1	4.3	3	13.0	4	17.4	6	26.1	23	540,000	492,391
Year-to-date 2011	28	23.1	15	12.4	16	13.2	16	13.2	46	38.0	121	550,000	564,074
Year-to-date 2010	19	19.2	8	8.1	14	14.1	22	22.2	36	36.4	99	590,000	593,636
Remainder of the CMA													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2011	11	44.0	8	32.0	3	12.0	1	4.0	2	8.0	25	403,000	409,968
Year-to-date 2010	11	55.0	5	25.0	2	10.0	0	0.0	2	10.0	20	334,900	366,960
Edmonton CMA													
July 2011	35	9.8	122	34.1	84	23.5	50	14.0	67	18.7	358	481,000	554,195
July 2010	70	14.3	175	35.9	105	21.5	66	13.5	72	14.8	488	449,850	521,290
Year-to-date 2011	416	14.0	1,061	35.6	684	23.0	371	12.5	447	15.0	2,979	451,000	517,577
Year-to-date 2010	501	19.0	1,079	41.0	506	19.2	230	8.7	315	12.0	2,631	424,600	483,074

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2011						
Submarket	July 2011	July 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	569,929	545,388	4.5	544,301	483,274	12.6
Beaumont Town	--	--	n/a	418,160	394,842	5.9
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	423,664	440,905	-3.9	442,692	394,965	12.1
Gibbons Town	--	--	n/a	389,577	--	n/a
Leduc City	436,773	483,990	-9.8	387,199	385,546	0.4
Leduc County	470,238	--	n/a	485,758	452,575	7.3
Morinville Town	--	--	n/a	376,622	374,687	0.5
Parkland County	--	--	n/a	697,799	565,804	23.3
Spruce Grove City	483,951	431,348	12.2	434,160	391,015	11.0
St. Albert City	605,759	622,748	-2.7	565,514	567,406	-0.3
Stony Plain Town	--	--	n/a	375,683	426,696	-12.0
Strathcona County	707,077	528,837	33.7	584,086	587,445	-0.6
Sturgeon County	580,938	492,391	18.0	564,074	593,636	-5.0
Remainder of the CMA	--	--	n/a	409,968	366,960	11.7
Edmonton CMA	554,195	521,290	6.3	517,577	483,074	7.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,380	2,983	2,470	55.9	326,557	-4.8	320,240
	April	1,605	-13.1	1,343	3,308	2,620	51.3	327,805	-3.4	326,420
	May	2,007	10.0	1,413	3,556	2,636	53.6	331,537	-2.7	322,726
	June	1,901	14.7	1,435	3,298	2,682	53.5	328,695	-2.0	322,609
	July	1,603	15.4	1,491	3,082	2,798	53.3	334,444	1.4	326,775
	August									
	September									
	October									
	November									
	December									
	Q2 2010	5,329	-18.7		11,027			338,489	4.8	
	Q2 2011	5,513	3.5		10,162			329,471	-2.7	
	YTD 2010	10,591	-11.9		22,414			333,429	4.1	
	YTD 2011	10,653	0.6		21,053			326,847	-2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	920
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	907
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	918
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	950
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	935
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34	89.8	124.8	659	5.8	73.0	937
	April	621	3.70	5.69	89.6	126.2	659	5.7	72.9	944
	May	616	3.70	5.59	89.8	126.5	660	5.6	72.7	950
	June	604	3.50	5.39	90.1	125.6	663	5.4	72.8	954
	July	604	3.50	5.39			669	5.3	73.2	
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

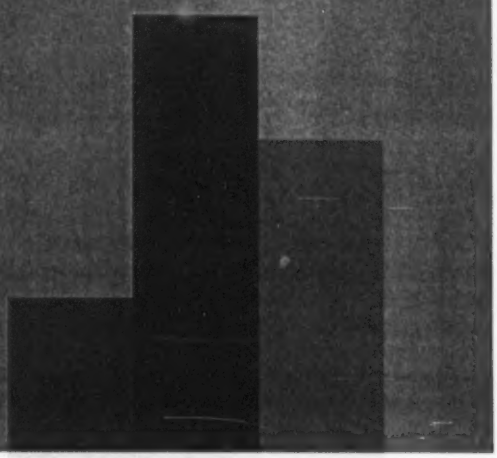
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

CMHC's 2011 Mortgage Consumer Survey

The 2011 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify opportunities and build stronger relationships with your clients. Visit www.cmhc.ca/2011survey for results and find out how CMHC can help ✓

64171_2011_M08